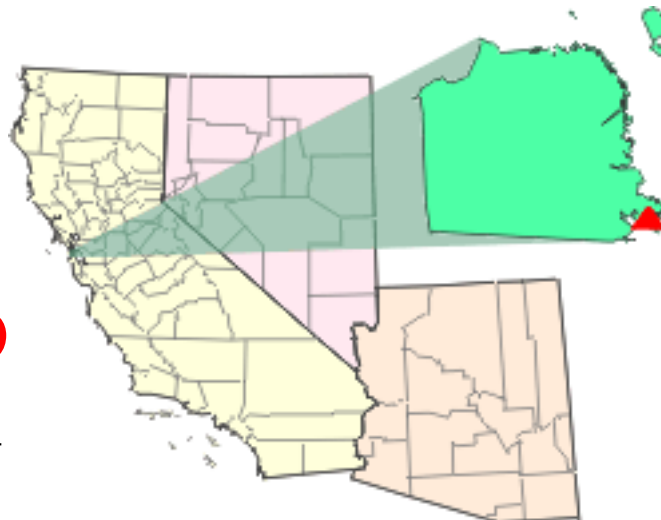


HUNTERS POINT NAVAL SHIPYARD CALIFORNIA

EPA ID#

CA1170090087



[Click here for interactive site area map](#)

**EPA Region
9**

City: San

Francisco

County: San

Francisco

Other Names:

Treasure Island

Hunters Point

Annex

Triple A

Shipyard-

Hunters Point

Division

Hunters Point

Naval Shipyard

▼TABLE OF CONTENTS

Click on a category below or scroll down the page.

- [Site Description and History](#)
 - Maps
 - Images
- [Threats and Contaminants](#)
 - Description
 - Environmental Data
- [Cleanup Approach](#)
 - Response Action Status
- [Environmental Progress](#)
- [Potentially Responsible Parties](#)

- [Site Documents and Reports](#)
 - [Community Involvement: Public Meetings, Newsletters, and Fact Sheets](#)
 - [Site Repositories/Library Sources](#)
 - [Contacts](#)
 - [Miscellaneous Information](#)
-

▼ SITE DESCRIPTION AND HISTORY

Description: The Treasure Island Naval Station-Hunters Point Annex also known as the Hunters Point Naval Shipyard was established in 1869 as the first dry dock on the Pacific Coast, in southeastern San Francisco, California, adjacent to San Francisco Bay. In 1940, the Navy obtained ownership of the shipyard for ship building, repair and maintenance activities. After World War II, activities shifted from ship repair to submarine servicing and testing. The Navy operated Hunters Point Annex as a shipbuilding and repair facility from 1941 until 1976. Between 1976 and 1986, the Navy leased most of the shipyard to Triple A, a private ship-repair company. The shipyard was an annex of Naval Station Treasure Island until 1974 when the Navy's Engineering Field Activity West assumed the management of it. The shipyard consists of 936 acres: 493 on land and 443 under water in San Francisco Bay.

In 1987, polychlorinated biphenyls (PCBs), trichloroethylene and other solvents, pesticides, petroleum hydrocarbons, and metals including lead were confirmed at a number of shipyard locations. This finding and the shipyard's proximity to an off-site drinking water source (the aquifer used by a water bottling company), resulted in the EPA placing Hunters Point Shipyard on the National Priorities List in 1989. However, subsequent Navy investigations indicate that the aquifers beneath Hunters Point Shipyard and that used by the water bottling company do not appear to be connected. In 1991, the Department of Defense listed the shipyard for closure.

On January 22, 1992, EPA signed a Federal Facilities Agreement (FFA) with the Navy and the state of California to better coordinate the environmental investigation and cleanup.

To expedite investigation and cleanup, the site was divided into 6 parcels, A through F. Parcel F is the offshore parcel. To date, the Navy has completed a significant amount of fieldwork for Parcels A through E. Additional offshore sampling is scheduled for Parcel F. Data gaps sampling on Parcel E, groundwater sampling throughout the Shipyard and various treatability studies are ongoing.

Little contamination was detected on Parcel A, the former military housing portion of the base, and in November 1995, the Navy signed a no-action Record of Decision (ROD) for Parcel A. On April 5, 1999, EPA published a notice of partial deletion for Parcel A in the Federal Register. The partial deletion of Parcel A, Hunters Point Shipyard, from the National Priorities List was the first partial deletion of a Federal Facility site in the nation. EPA provided written

concurrence on the Navy's Finding of Suitability to Transfer (FOST) for Parcel A on March 9, 2000. The Navy signed the FOST for Parcel A on February 6, 2001. The Navy hopes to transfer the Parcel A property to the City of San Francisco in the near future.

A ROD for Parcel B was signed in October 1997. The Parcel B selected remedy includes excavation of contaminated soils to a level that permits residential reuse. In 1998, the Navy signed an Explanation of Significant Differences for Parcel B which changed the maximum depth of soil excavation from the groundwater table to 10 feet below ground surface. The remedial design was finalized in August 1999. To date, the Navy has excavated tens of thousands of cubic yards of contaminated soil and, per the ROD, hauled that soil off the shipyard for disposal at approved hazardous waste disposal sites. Also per the ROD, Parcel B groundwater is monitored to ensure protection of San Francisco Bay. Further, the remedy requires institutional controls prohibiting all uses of groundwater and restricting contact with soils present below 10 feet which may be contaminated. A soil vapor extraction (SVE) treatability study to remove VOCs from the subsurface below building 123 on Parcel B was initiated in 2000 and is ongoing. The Navy has reported that the technology is working well at removing volatile chemicals from the subsurface. The Navy is considering changing the remedy for this portion of Parcel B from excavation to SVE.

The remedial investigations and feasibility studies continue for Parcels C through F. All parcels are scheduled to complete record of decisions by December 2003. The Navy estimates all remedial actions at all parcels will be complete by 2007. Upon final cleanup, parcels are to be transferred to the City of San Francisco for redevelopment and reuse.

To date, the Navy has also completed a number of early cleanup actions. In 1996, the Navy completed cleanup of the pickling and plate yard which included metal zinc chromate and other metal contamination. In 1997, the Navy completed a soil excavation removal action in which approximately 15,000 cubic yards of contaminated soil were treated and disposed off site. Also in 1997, the Navy removed over 1,200 cubic yards of contaminated sediments from approximately 90,000 linear feet of on-site storm drain lines, 200 cubic yards of contaminated sediments from 850 linear feet of tunnels located beneath dry dock four, the largest dry dock on the site and the only one currently in use, and 2,678 cubic yards of contaminated soil as part of the exploratory excavation removal action. In addition, approximately 900 linear feet of sheet pile has been installed as part of 2 containment remedies to prohibit migration of groundwater plumes contaminated with solvents, metals, oils, pesticides and polychlorinated biphenyls (PCBs) into San Francisco Bay. In years 2000-2001, the Navy conducted soil excavation removal actions, the removal of contaminated steam and fuel pipelines on Parcels C and D, and removal and soil cleanup associated with several aboveground and underground storage tanks. The Navy has also conducted numerous removal actions to address soil and buildings contaminated with radionuclides, principally radium 226 and cesium 137. Early actions to address radiation contamination on the Shipyard are ongoing.

In August 2000, a surface brush fire of unknown origin occurred on the Parcel E landfill. Fire crews extinguished the surface brush fire the same day it was discovered. However, several days later, smoke and other evidence of smoldering indicated that the fire had spread to below ground.

No air monitoring was conducted during the early days of the fire. The subsurface landfill fire continued to smolder for many weeks. At EPA's direction, the Navy set up an extensive air monitoring network around the perimeter of the landfill and established a community outreach program to alert and inform workers and nearby residents about the landfill fire. The Navy held public meetings and sent out several fact sheets regarding the fire. Air monitoring did not indicate threats to human health from the fire. The Agency for Toxic Substances and Diseases Registry (ATSDR) prepared a consultation report on the fire and subsequent air monitoring data and concluded that there was no threat to human health posed by the fire. In order to fully extinguish the subsurface fire, the Navy capped the landfill. The landfill cap was completed in early 2001. The Navy proclaimed the subsurface fire to be out at a public meeting held in March 2001. In June 2001, EPA issued a letter to the Navy per the FFA imposing stipulated penalties of \$25,000 for the Navy's failure to notify EPA immediately upon discovery of the fire.

A Technical Review Committee was formed in 1988. The committee was converted to a Restoration Advisory Board (RAB) in 1993 to include not only local, state, and Federal agency representatives, but community group representatives and local residents, as well. A technical assistance grant has been awarded to a community group for this site. Area surface waters are used for various recreational activities.

Site Responsibility: This site is being addressed through Federal actions. The Navy is the lead agency for the site. Management of the site is conducted by a Base Closure Team or "BCT" which includes representatives from the Navy, EPA and California EPA.	NPL LISTING HISTORY Proposed Date: 07/14/89 Final Date: 11/21/89 Deleted Date:
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▼THREATS AND CONTAMINANTS



Groundwater, sediments, soil, and surface water are contaminated with fuels, pesticides, heavy metals, PCBs, and volatile organic compounds (VOCs). Soil also contains asbestos. A landfill located on Parcel E also contains radium dials. People who accidentally ingest or come in direct contact with contaminated soils, sediments, surface water, or groundwater may face a health risk. Potential threats may also be presented by off-gas from VOCs, particularly vinyl chloride, present in hot spots in soil and groundwater. Various radionuclides, primarily radium 226 and cesium 137, have also been found at the Shipyard. The Naval Radiological Defense Laboratory program operated at Hunters Point Shipyard from the 1940s to 1969.

▼ CLEANUP APPROACH

To expedite investigation and cleanup, the site was divided into 6 parcels, A through F. Parcel F is the offshore parcel. Several immediate actions also called removal actions have been completed on Parcels B through E. Remedial Investigations and Feasibility Studies are being performed concurrently for all Parcels. Decision documents or RODs are scheduled to be completed for all Parcels by 2004. The Parcel A and Parcel B cleanups allow for residential reuse. Parcels C through E will be cleaned up to industrial, mixed use or open space reuse standards in accordance with the approved City of San Francisco Redevelopment Plan of July 1997.

▼ Response Action Status



Immediate Actions: In 1988 and 1989, the Navy removed abandoned hazardous materials and industrial wastes including lead-based paint, flammables, corrosives, poisons, and waste oil from PCB-bearing transformers. Approximately 1,500 drums of these materials were collected, tested, packaged, labeled, and disposed of. PCB-bearing transformers, drums, and contaminated soil were removed from the site. In 1990, approximately 226,000 square feet of asbestos-contaminated materials were removed from 24 areas on the site. Additional removal actions have been conducted for the pickling and plate yard and the tank farm. A treatment program for the sandblast grid reused the waste for asphalt and was completed in 1995. To date, removal actions have been completed for the oil reclamation ponds, a portion of the industrial landfill, the storm drain sediments, dry dock four, the pickling and plate yard, a tank farm, a PCB spill area, contaminated steam and fuel lines, various radiation contamination sites and numerous soil contamination areas.



Parcel A: This 88-acre parcel was the former military housing portion of the base. During the investigation of Parcel A soil and groundwater, little contamination was found. The Navy investigated three utilities sites, four building sites, one underground storage tank, and groundwater. In 1993, the Navy removed contaminated soil and the underground storage tank. In 1994, the Navy removed additional soil. The proposed plan for Parcel A identified No action as the preferred alternative and was released for public comment in August 1995. No significant changes were made in the proposed plan and the Record of Decision for no remedial action was signed in November 1995. On April 5, 1999, EPA published a notice of partial deletion in the Federal Register. The partial deletion of Parcel A, Hunters Point Shipyard from the National Priorities List was the first partial deletion of a Federal Facility site in the nation. EPA provided written concurrence on the Navy's Finding of Suitability to Transfer (FOST) for Parcel A on March 9, 2000. The Navy signed the FOST for Parcel A on February 6, 2001. The Navy hopes to transfer the Parcel A property to the City of San Francisco in the near future.



Parcel B: This 63-acre parcel was primarily used for industrial and maritime purposes. The Navy investigated 15 areas in addition to storm drains, sanitary sewers, and fuel lines. Soil "hotspots" and groundwater plumes are contaminated with petroleum, PCBs, and VOCs. Several interim actions were performed on Parcel B. The ROD for Parcel B was signed in October 1997. The Parcel B selected remedy includes excavation of contaminated soils to allow for residential reuse. In 1998, the Navy signed an Explanation of Significant Differences (ESD) for Parcel B which changed the maximum depth of soil excavation from the groundwater table to 10 feet below ground surface. The remedial design was finalized in August 1999. In May 2000, the Navy signed an ESD updating the soil cleanup goals to incorporate EPA Region 9 Preliminary Remediation Goal revisions issued in October 1999. To date, the Navy has excavated tens of thousands of cubic yards of contaminated soil and, per the ROD, hauled that soil off the shipyard for disposal at approved hazardous waste disposal sites. Also per the ROD, Parcel B groundwater is monitored to ensure protection of San Francisco Bay. Further, the remedy requires institutional controls prohibiting all uses of groundwater and restricting contact with soils present below 10 feet which may be contaminated. A soil vapor extraction (SVE) treatability study to remove VOCs from the subsurface below building 123 on Parcel B was initiated in 2000 and is ongoing. The Navy has reported that the technology is working well at removing volatiles from the subsurface. The Navy is considering changing the remedy for this portion of Parcel B from excavation to SVE.



Parcel C: This 77-acre parcel was primarily used for industrial and maritime purposes. The Navy has investigated nine areas in addition to storm drains, sanitary sewers, and fuel lines. Navy investigations have determined that there are 15 "hotspots" contaminated with petroleum, VOCs, pesticides, heavy metals, PCBs, and semi-VOCs. There are also six groundwater plumes contaminated with heavy metals, VOCs, and petroleum. In 1997, the Navy removed contaminated sediment from Dry Dock 4, currently leased to Astoria Metals for ship dismantling. The RI was completed in 1997. A feasibility study (FS) was completed in July 1998 but will be revised. A soil vapor extraction (SVE) treatability study to remove VOCs from the subsurface on Parcel C was initiated in 2000 and is ongoing. The Navy has reported that the technology is working well at removing volatiles from the subsurface. In addition, the Navy is conducting a chemical oxidation treatability study of Parcel C groundwater contaminated with volatiles. Initial treatability study testing in April 2001, involved the injection of the reagent potassium permanganate. On April 18, 2001, the Navy notified EPA that some of the injected potassium permanganate had entered a storm drain and was released to San Francisco Bay. The Navy immediately ceased injection and cleaned up the release. The Navy and EPA are reevaluating this chemical oxidation study prior to reinitiating it. The Navy has also been sampling parcel C groundwater to fill data gaps, cleaning up contaminated fuel and steam lines and plans to excavate contaminated soil sites throughout Parcel C prior to completion of the revised FS report. The revised FS report will be finalized in early 2003. The Parcel C ROD is scheduled to be signed in late 2003.



Parcel D: This 100-acre parcel was primarily used for industrial and maritime uses. Investigations by the Navy have indicated that soils and groundwater are contaminated with VOCs, petroleum, heavy metals, and PCBs. A removal action was completed for the Pickling and Plate Yard. Additional removal actions include the remediation of contaminated steam and fuel pipelines and the excavation of numerous soil contamination areas. The RI was completed in October 1996. An FS was completed in January 1997 and a proposed plan in May 1997. However, both the FS and proposed plan will be revised based on the results of a risk management review performed on by the Navy, EPA and the State on Parcel D in 1999 which indicated that soil site risks had been overestimated. The Navy has been filling soil and groundwater data gaps as well as conducting early remedial actions. The new FS, proposed plan and ROD for Parcel D will be finalized in 2002.



Parcel E: This 160-acre parcel is primarily undeveloped and was formerly used for landfilling and other waste disposal. Investigations indicate that the soil and groundwater are contaminated with VOCs, petroleum, PCBs, heavy metals, and pesticides. There is a former radium dial burial area also on Parcel E which will be remediated by the Navy. Two removal actions occurred in 1997 on Parcel E; installation of sheet piles to contain contaminated groundwater at the site of the waste oil reclamation ponds and installation of a sheet piles around the landfill/Bay Fill area. The RI was completed in 1997. The Navy is currently working on filling RI data gaps. The FS will be submitted in 2003. The ROD is scheduled for late 2003. In August 2000, a surface brush fire of unknown origin occurred on the Parcel E landfill. Fire crews extinguished the surface brush fire the same day it was discovered. however, several days later, smoke and other evidence of smoldering indicated that the fire had spread to below ground. No air monitoring was conducted during the early days of the fire. The subsurface landfill fire continued to smolder for many weeks. At EPA's direction, the Navy set up an extensive air monitoring network around the perimeter of the landfill and established a community outreach program to alert and inform workers and nearby residents about the landfill fire. The Navy held public meetings and sent out several fact sheets regarding the fire. Air monitoring did not indicate threats to human health from the fire. The Agency for Toxic Substances and Diseases Registry (ATSDR) prepared a consultation report on the fire and subsequent air monitoring data and concluded that there was no threat to human health posed by the fire. In order to fully extinguish the subsurface fire, the Navy capped the landfill. The landfill cap was completed in early 2001. The Navy proclaimed the subsurface fire to be out at a public meeting held in March 2001. In June 2001, EPA issued a letter to the Navy per the FFA imposing stipulated penalties of \$25,000 for the Navy's failure to notify EPA immediately upon discovery of the fire.



Parcel F: Parcel F is four hundred and sixty-five acres of underwater property in San Francisco Bay offshore of Hunters Point Shipyard. An ecological risk assessment was completed in 1997 to evaluate the level of harm to the aquatic habitat. Additional ecological studies and sampling are ongoing or planned for the near future. A ROD for Parcel F is scheduled for 2003.

Site Facts: Treasure Island Naval Station-Hunters Point Annex is participating in the Installation Restoration Program, a specially funded program established by the Department of Defense (DOD) in 1978 to identify, investigate, and control the migration of hazardous contaminants at military and other DOD facilities. A Federal Facilities Agreement, which will govern the site cleanup process, was signed September 28, 1990. A revised version of the FFA adding the State Regional Water Quality Control Board as a signatory was signed by EPA in January 1992. This site is being closed under the Base Realignment and Closure Act. Additionally, 1990 federal legislation requires the Navy to lease and transfer the site to the City of San Francisco.

▼ ENVIRONMENTAL PROGRESS



A no-action Record of Decision (ROD) was signed for Parcel A in November 1995. Little contamination was detected on Parcel A, the former military housing portion of the base, and the Navy hopes to transfer the property to the City of San Francisco in 1998. A ROD for Parcel B was signed in October 1997. The Parcel B selected remedy includes excavation of contaminated soils to groundwater to an unrestricted cleanup level. The excavated soils will be hauled off the shipyard and disposed of off site. The groundwater will be monitored and a restriction will be placed on the parcel B deed prohibiting all uses of groundwater. The remedial investigations and feasibility studies continue for Parcels C through F. All parcels are scheduled to reach final remedy decisions by 2004 and upon cleanup be transferred to the City of San Francisco for reuse.

Several removal actions have been completed. The removal of hazardous materials, contaminated sediments, drums, transformers, and contaminated soil has reduced the potential for exposure to contaminated materials at the Treasure Island Naval Station-Hunters Point Annex site while investigations continue and final cleanup activities are being implemented.

In 1996, the Navy completed cleanup of the pickling and plate yard which included metal zinc chromate and other metal contamination. In 1997, the Navy completed a soil excavation removal action in which approximately 15,000 cubic yards of contaminated soil were treated and disposed off site. Also in 1997, the Navy removed over 1,200 cubic yards of contaminated sediments from approximately 90,000 linear feet of on-site storm drain lines, 200 cubic yards of contaminated sediments from 850 linear feet of tunnels located beneath dry dock four, the largest dry dock on the site and the only one currently in use, and 2,678 cubic yards of contaminated soil as part of the exploratory excavation removal action. In addition, approximately 900 linear feet of sheet pile has been installed as part of 2 containment remedies to prohibit migration of groundwater plumes contaminated with solvents, metals, oils, pesticides and polychlorinated biphenyls (PCBs) into San Francisco Bay. In years 2000-2001, the Navy conducted soil excavation removal actions, the removal of contaminated steam and fuel pipelines on Parcels C and D, and removal and soil cleanup associated with several aboveground and underground storage tanks. The Navy has also conducted numerous removal actions to address soil and buildings contaminated with radionuclides, principally radium 226 and cesium 137. Early actions to address radiation contamination on the Shipyard are ongoing. In early 2001, the Navy capped the Parcel E landfill to extinguish a subsurface fire.

▼POTENTIALLY RESPONSIBLE PARTIES

Potentially responsible parties (PRPs) refers to companies that are potentially responsible for generating, transporting, or disposing of the hazardous waste found at the site.

On-line information about the PRPs for the site is not yet available.

▼SITE DOCUMENTS AND REPORTS

Administrative Records: On-line versions not yet available

Records of Decision: On-line versions not yet available

Technical Documents:

▼COMMUNITY INVOLVEMENT

Public Meetings:

Newsletters and Fact Sheets: On-line versions not yet available

▼SITE REPOSITORIES/LIBRARY SOURCES



The public information repositories for the site are at the following locations:

Contact the Region 9
Superfund Community
Relations Office.

The most complete collection of documents is the official EPA site file, maintained at the following location:

Superfund Records Center
Mail Stop SFD-7C
95 Hawthorne Street, Room 403
San Francisco, CA 94105
(415) 536-2000

Enter main lobby of 75 Hawthorne street, go to 4th floor of South Wing Annex.

▼CONTACTS

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EPA COMMUNITY INVOLVEMENT COORDINATOR:

Jackie Lane

ADDRESS:

PHONE NUMBER:

1-800-231-3075

E-MAIL ADDRESS:

**PUBLIC INFORMATION
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r9.info@epamail.epa.gov

STATE CONTACT:

Chein Kao

ADDRESS:

Department of Toxic Substances Control

PHONE NUMBER:

510-540-3822

PRP CONTACT:

ADDRESS:

PHONE NUMBER:

COMMUNITY CONTACT:

ADDRESS:

PHONE NUMBER:

After Hours (Emergency Response)

**State Environmental Protection Agency
(800) 852-7550**

**US Environmental Protection Agency
(800) 424-8802**

▼ MISCELLANEOUS INFORMATION

STATE:	CA
CONGRESSIONAL DISTRICT:	08
EPA ORGANIZATION:	SFD-8-3